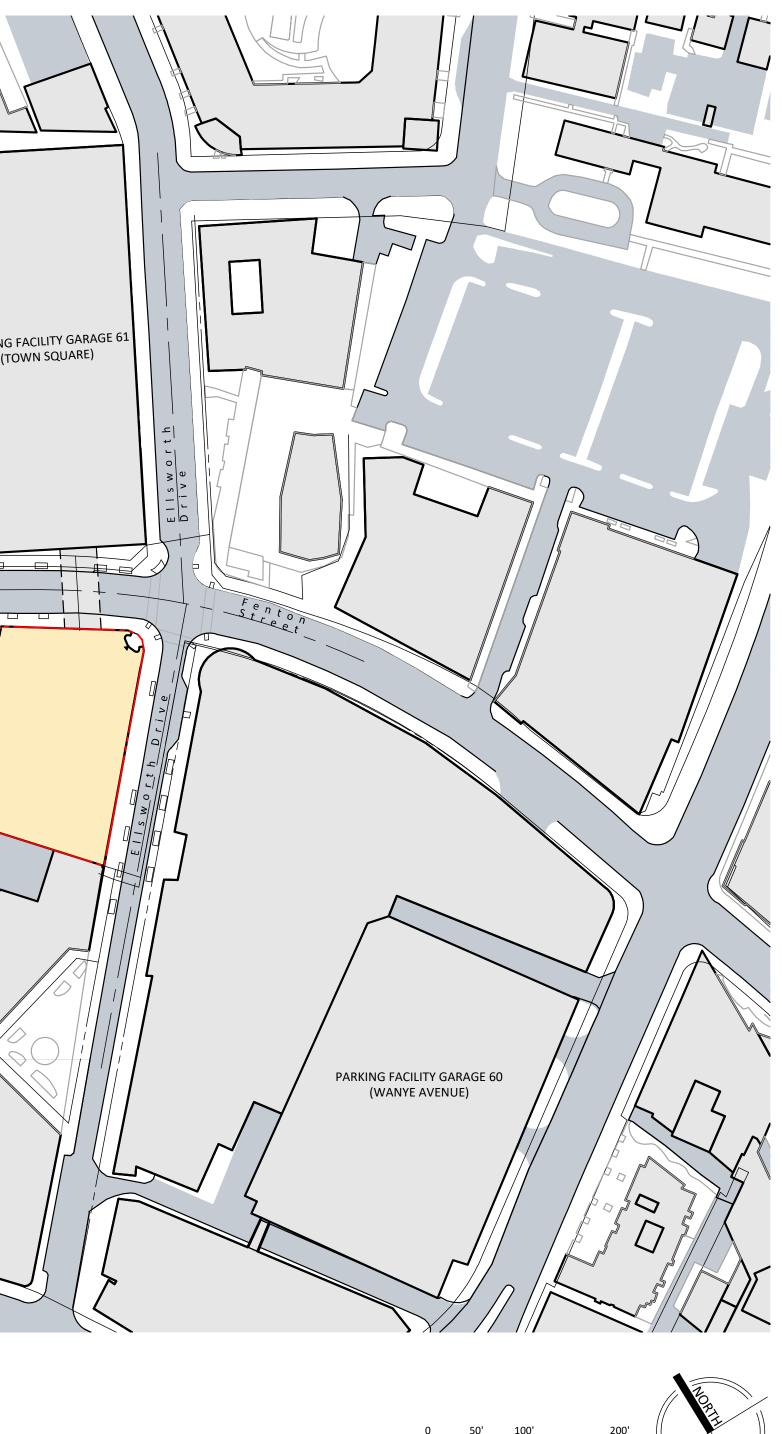
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ELLSWORTH PLACE SKETCH PLAN 320240060



SCALE: 1" = 100'

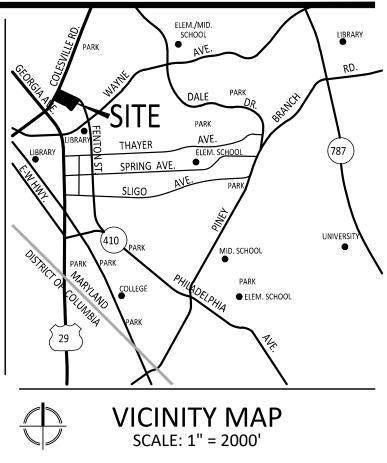
PROJECT TABULATIONS

Gr

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	t Area Calculation - L				SF	Acres				
	scription		City Place Plac							
	tail Unit of City Place PH1 8		City Place PH2		91,248	2.09477				
	us Previous R/W dedication				870	0.01997				
	us Previous R/W dedication				8,055	0.18492				
_	s Previous R/W dedication				5,466	0.12548				
_	us Previous R/W dedication				2,505	0.05751				
Les	ss Previous R/W dedicatior		total Proposed Gros	ss Tract Area	-5,012 103,132	2.48264				
		505	total i roposed dios		103,132	2.70207				
De	ensity Calculation ¹				GTA For Density Purposes	Allowable GFA	Allowable FAR	Existing GFA to remain	Proposed Maximum GFA (Up To)	Propo FAR (U
Zon	ne: CR 8.0, C8.0, R8.0, H300	1				825,056	8.00	399,463	825,056	8.0
			Commercial Densit	v To Remain	103,132	825,056	8.00	399,463	399,463	3.8
				ntial Density	-	825,056	8.00	0.00	425,593	4.1
			Resider	Itial Defisity		823,030	0.00			
								Total	825,056	8.0
	er Certified Preliminary Plan 1198 'ar area of 91,772 SF.	37190C mapped total den	sity was 647,497, prior to	o the Adopted &	Approved 2022 Silver Spring Do	owntown and Adjacent Comm	nunities Plan, wl	hich rezoned this p	property, exclud	ing appro
Bu	uilding Height				Allowed Height	Proposed Height				
Pro	oposed Building				300'	300'				
	ublic Open Space (base	ed on Proposed Net Lot	Area, or 'Site Area')		Required	Provided				
Pub	blic Open Space % ²				10.0%	9.89%				
	blic Open Space SF				9,125	9,028				
Stre	eetscape Area %				0.0%	17.8%				
CL	A					16 225				
² Per park onsi	eetscape Area SF er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus	s or other public amenitie ed as part of the 2018 Cer strative)	rs or facilities in the Silve	er Spring CBD in t OF and exists on	he amount of \$250,000 at the the property.					
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² Perpark park onsi Pa	er site plan 81988046B (10/16/07 kland acquisitions, improvements ite Public Use Space was approve arking Summary (Illus Use pposed Building	s or other public amenitie ed as part of the 2018 Cer strative) Residential Units Proposed 450	rs or facilities in the Silve rtified Site Plan 81987170 Non-Residential GFA Proposed 399,463	er Spring CBD in t OF and exists on Baseline Minir Parking Spac 1	he amount of \$250,000 at the the property. num Baseline Maximum ces Parking Spaces .,553 3,133	bution to M-NCPPC toward Tower Phase. 9,028 SF of Parking Provided ³ 0				
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	SF	Acres				
Place PH2	91,248	2.09477				
	870	0.01997				
	<mark>8,</mark> 055	0.18492				
	5,466	0.12548				
	2,505	0.05751				
	-5,012					
l Proposed Gross Tract Area	103,132	2.48264				
	GTA For Density Purposes	Allowable GFA	Allowable FAR	Existing GFA to remain	Proposed Maximum GFA (Up To)	Proposed FAR (Up To)
		825,056	8.00	399,463	825,056	8.00
nmercial Density To Remain	103,132	825,056	8.00	399,463	399,463	3.87
Residential Density		825,056	8.00	0.00	425,593	4.13
				Total	825,056	8.00
vas 647.497. prior to the Adopted &	Approved 2022 Silver Spring D	Downtown and Adiacent Com	nunities Plan. wl	hich rezoned this	property, excludi	na approved



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

SHEET INDEX

CIVIL	
SK1	COVER
SK1A	APPROVALS
SK1B	
SK2	OPEN SPACE PLAN
SK3	ROAD SECTIONS
SK4	GREEN AREA CALCULATION
-	EXISTING SITE CONDITIONS
LANDSCAP	E ARCHITECTURE
LA-1	SKETCH CONCEPT ENTRY L
LA-2	SKETCH CONCEPT 6TH LEV
LA-3	SKETCH CONCEPT 24TH LE
LA-4	SKETCH CONCEPT 25TH LE
ARCHITECT	TURF
A-1.0	
A-2.0	GROUND FLOOR
A-3.0	
A-4.0	SECTION
	MASSING DIAGRAM SOUTH
A-5.2	
A-5.3	
A-5.4	MASSING DIAGRAM NORT
SUPPORTIN	NG DRAWINGS
CIRC	CIRCULATION PLAN
LOCAL	LOCAL AREA DRAWING
UTIL	COLOR UTILITY PLAN

LEGEND	
	 Sketch Plan Limits
	Existing Podium
	Proposed Tower
	Existing Building
#	Height Allowed Height Illustrated
	Building Entrances

ON PLAN NS PLAN

LEVEL VEL LEVEL EVEL

JTHWEST RTHWEST JTHEAST THEAST

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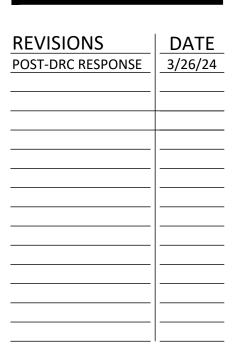
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LAND PLANNER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 IAN P. DUKE



ELLSWORTH PLACE LOT 16 EDWARD W. BYRN'S SUBDIVISION **13TH ELECTION DISTRICT** MONTGOMERY COUNTY, SILVER SPRING, MARYLAND WSSC GRID: 210NW01 TAX MAP: JN33

COVER

#320240060 PROFESSIONAL SEAL "in The second I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LANDSCAPE ARCHITECT: JOSHUA C. SLOAN, RLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2024 THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2019 VIKA MARYLAND, LLC DRAWN BY: DESIGNED BY: _____ DATE ISSUED: VIKA VM1403 PROJECT DRAWING SK1 NO.

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